

Residential Study Group (RSG)
March 13, 2017
9:00 a.m. – 10:30 a.m.
Arlington Town Hall, First Floor Conference Room
MEETING SUMMARY

Attendees: Steve McKenna, Town Manager appointee; Pasi Miettinen, Town Manager appointee; Wynelle Evans, Town Manager appointee; Andrew Bunnell, Redevelopment Board; Jenny Raitt, Planning and Community Development; Laura Wiener, Planning and Community Development; Adam Chapdelaine, Town Manager; Bill Copithorne, industry representative; Rick Vallerelli, Inspectional Services; Mike Byrne, Inspectional Services; Town Meeting Member; Janice Weber, Town Meeting Member; Liz Pyle, Town Meeting Member.

Jenny opened the meeting. The group made introductions.

The group began preparation for the public hearings for the ARB and BOS and also began preparing for the public forum. Adam provided an overview of the process for the BOS hearings. Doug stated that he will walk through the technical aspects of proposed bylaw changes. Wynelle will discuss how the group identified these issues and the importance of engaging both builders and residents, and the support we need for Inspectional Services. Steve will talk about the controls and how they will create an improved construction environment.

The group discussed the length of the hearing and input from the development community. The group asked Andrew and Jenny to explain the presentations for the ARB. Liz and Steve will make a presentation about Articles 8 and 1. Steve will discuss how Article 1 is a companion to Article 8.

The group then discussed some of the possible questions we might receive at the forum and Town Meeting.

- *Why not eliminate below grade garages completely?* Some sites it is the only option/demand and incentives. It's allowed in surrounding towns. There is resistance to change regarding what owners and builders can do with their properties. Safety is foremost. Zoning is not being discussed as a way to regulate aesthetics. Massing, scale, and safety not the same for all lots in Arlington.
- *Why reduce the number of parking spaces?* We are reducing what is required. You can park in the driveway. The second space is beyond the front setback line. We want to encourage single rather than double garage bays. This would resize the building structure. More "pavement" is possible, but not necessarily impervious surface.
- *Why the setbacks?* Open space from 25' to 20' is an incentive to gain surface parking on a lot. The group went through various scenarios and arrived at this incentive. There is not necessarily a bigger house on a lot as a result of this reduction.
- *Why no public meeting for the Agreement?* There is no mechanism for monitoring the meeting. It is an unrealistic expectation to place on a builder. It would mandate information and give people a way to express their concerns without a meeting which is

very important. It is not clear how the Town would manage such a meeting and whether or not it would be productive.

- *The group is taking steps toward change.* We will recalibrate if we need to. In 2016, there was reluctance for substantial changes to the zoning.

The group then reviewed and approved 2/27 and 3/8.

Next meeting will be on 3/20 at 10:00 a.m.